



Township of Northampton
55 Township Road
Richboro, PA 18954

**PLANNING COMMISSION MEETING OF
AUGUST 9, 2022
MINUTES**

Members Present

Mike Bidwell
Andrew Gannon
Janet Kifolo
Steve Saddlemire
Mark Shapiro

Others Present

Amanda Fuller, PE, Township Engineer
Craig Bryson, PLA, Township Planner

Excused

Paul Constantini
Mike Enz
Ed Ingle
Pat McGuigan

Mr. Saddlemire called the meeting to order at 7:30 PM and led the Pledge of Allegiance. There was also a moment of silence for those in our armed forces.

Minutes

A motion (Shapiro/Gannon) was made to approve the minutes from the June 14, 2022 meeting.

Approved - 5-0

Consideration of Holland Estates Lot Line Change, LL 22-5, Amity Way

Bryce McGuigan, Esq. was present on behalf of the applicant and gave an overview of the proposed project.

He noted two parcel lines will be readjusted and identified the location of the basin, which will be maintained by the association. He added that the owner wants to increase the lot area to add additional impervious surface areas.

Mr. McGuigan stated that the applicant will comply with the review letters, no waivers are requested, no additional lots will be created, and no improvements are proposed.

There being no comment from the public, the following motion was made:

I move that we recommend to the Board of Supervisors approval of the Holland Estates Lot Line Change Plan, LL 22-5, subject to compliance with the Gilmore Associates review letter dated August 1, 2022, the Pennoni Associates review letter dated July 28, 2022, and the McMahon Associates review letter dated June 9, 2022.

**Motion - Gannon Second – Kifolo
Approved – 5-0**

**Consideration of Preliminary/Final Plan of Subdivision and Land Development,
Farlex Inc., SLD 21-6, Churchville Lane and Bristol Roads**

Bryce McGuigan, Esq. and John Richardson, PE were present on behalf of the applicant.

Mr. McGuigan gave an overview of the proposed project in the R-2 Zoning District, which is to reconfigure the parcels for three homes. He noted that the applicant previously received Zoning Hearing Board approval and the existing lots are nonconforming. Mr. McGuigan noted that the applicant has worked extensively with the neighbors on this project.

At this point, Mr. McGuigan noted the review letters and identified the waivers.

With respect to the stormwater management waivers, Ms. Fuller stated that she has no objection subject to final completion of the stormwater design.

Mr. Gannon inquired about the stormwater easement that will be reduced. It was noted that there is really no concern from a planning perspective with respect to reducing the easement width.

Ms. Fuller clarified the easement location on the property. In response to Mr. Saddlemire, Mr. Richardson explained the drainage flow. He explained how the water flows to the inlets and down Churchill Road into an existing swale. He added that PennDOT has requested that the swale be upgraded and the applicant will comply.

In response to Mr. Bryson, Mr. Richardson clarified the curbing that was discussed with PennDOT. He noted that it is counterproductive based on the proposed drainage design.

Mr. Saddlemire inquired about a fee-in-lieu of curbing and Mr. McGuigan noted that the applicant will coordinate this matter with the Township.

Mr. Saddlemire inquired about the driveway configuration on the parcels. Ms. Kifolo noted the proximity of the garage access points from each other, shared access, and discussed alternatives.

Mr. McGuigan noted that there will be a solid agreement with respect to the shared access. Mr. Richardson clarified the distance and there was extensive discussion regarding this matter.

Mr. Richardson noted that the applicant will evaluate this issue, including potential building offsets to provide more room. In response to Mr. Shapiro and Ms. Fuller, turning templates will be provided. There was also discussion about potentially flipping the models, staggering the design, and enlarging the area.

In response to Mr. Gannon, past uses on the site were discussed. Mr. McGuigan noted that it is in the best interest of the applicant to explore this issue.

There being no comment from the public, the following motion was made:

I move that we recommend to the Board of Supervisors approval of the Farlex, Inc., Preliminary/Final Plan of Subdivision and Land Development, SLD 21-6, subject to compliance with the Gilmore Associates review letter dated July 22, 2022, the Pennoni Associates review letter dated July 13, 2022, and the McMahon Associates review letter dated July 18, 2022. It is also recommended that the requested waivers be granted. Recommendation for approval is subject to the applicant addressing the following: potential conflicts for vehicular turns, a discussion of fee-in-lieu of curbs with the Township, and an evaluation of previous uses on the property.

**Motion - Kifolo Second – Shapiro
Approved – 5-0**

Other Business

There being no further business, the meeting was adjourned.

Respectfully Submitted:

Michael T. Solomon
Director of Planning and Zoning